

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: August 6, 2020
RE: **New Business #7 - Site Plan**

I. Project Statistics:

Owner: Lefavor Folio, LLC
Proposal: Site plan to construct an 18-unit multi-family residential development
Location: 111-113 Lock Street
Total Site Area: 0.97 acres (42,065 sf)
Existing Zoning: GI-General Industrial
Surrounding Uses: Residential, Church and Nashua River

II. Background Information:

A partial 3-story building and pavement/gravel areas currently exist on the parcel. Access to the site is currently provided via two curb cuts onto Lock Street. On May 28, 2019 the Zoning Board of Adjustment approved a use variance to construct two multi-family buildings with 18 units along with associated site improvements. On September 10, 2019 the applicant also appeared before the Conservation commission and received a favorable recommendation. The approval letter and minutes are attached.

III. Project Description:

The proposal is to remove the existing building and construct a 3-story 8-unit building on the western side of the property and a 3-story 10-unit building on the eastern side of the site. Access will be provided via a new 24' driveway curb cut along Lock Street. Parking for the units will be provided by interior garage spaces and within the proposed driveways. Other improvements include underground utilities to service the buildings, stormwater management, sidewalks, curbing, landscaping and site lighting. An enclosed dumpster at the rear of the site will be utilized for trash.

A Traffic Impact Worksheet has been submitted and it demonstrates that a formal Traffic Impact Report (TIR) is not required since the daily and peak hour trip estimates are below the TIR threshold values.

According to the applicant's engineer, three new stormwater management areas are proposed as part of this project and will accommodate the runoff generated by the proposed building rooftop and driveway entrance drive areas. The redevelopment will result in a net decrease of approximately 5,000 sf of impervious area compared with the existing site. The site development associated with the overall construction of this project disturbs approximately 41,840 sf of contiguous area and a NHDES Alteration of Terrain Permit is not required. A portion of the proposed redevelopment lies within the previously disturbed 75 foot wetland buffer associated with the Nashua River. There is no wetland impacts proposed as part of this plan.

One waiver has been requested for this project. Under NRO § 190-198, 34.2 parking spaces are permitted (1.9 parking spaces per unit x 18 units); 36 spaces are proposed.

City staff reviewed the plans; comments are attached.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-198, which establishes maximum parking standards, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, all comments in an e-mail from Joseph Mendola, Street Construction Engineer, dated November 7, 2019 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the Chair signing the plan, minor drafting corrections will be made.
4. Prior to the issuance of a building permit, the applicant shall provide documents establishing a homeowners association which will be responsible for maintaining all property in common ownership. The homeowner's association documents shall be submitted to the Planning Department and Corporation Counsel for review.
5. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations. Sidewalk construction shall be to base course, with final course pavement remaining bonded until completion.
6. This is an identified inactive asbestos disposal site, all work must be in compliance with Env-Sw 2100 and Env-A 1800.
7. Prior to the issuance of the last Certificate of Occupancy, all site improvements will be completed.